Saint Paul Planning Commission

City Hall Conference Center Room 40 15 Kellogg Boulevard West

Action Minutes

October 5, 2012 8:30 - 11:00 a.m.

I. Approval of minutes of September 21, 2012.

<u>MOTION</u>: Commissioner Ward moved approval of the minutes of September 21, 2012. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.

- II. Chairs Announcements
- **III.** Planning Director's Announcements
- **IV. PUBLIC HEARING:** <u>District del Sol Plan</u>– Item from the Neighborhood Planning Committee. (*Kate Reilly*, 651/266-6618)

<u>MOTION</u>: Commissioner Merrigan moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, October 8, 2012, and to refer the matter back to the Neighborhood Planning Committee for review and recommendation. Commissioner Noecker seconded the motion. The motion carried unanimously on a voice vote.

V. Zoning Committee

SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

Four items came before the Site Plan Review Committee on Tuesday, October 2, 2012:

- Gerdau, maintenance shop and lab additions at 1678 Red Rock Road.
- American Engineering testing, new testing lab building, revised plans at 5050 Cleveland Avenue North.
- Wedding Shoppe parking lot, new off site parking lot at 1212 Grand Avenue.
- Habitat for Humanity, new office building and parking lot at 1954 University Avenue West.

Two items to come before the Site Plan Review Committee on Tuesday, October 9, 2012:

■ St. Anthony Green 3, 5 townhouse units (Site plan for 9 units was approved in 2006 and 4 units were built but approval of the original site plan has expired.) Located at 2314 Long Avenue.

■ Form A Feed Fertilizer Facility, 63,200 sq. ft. facility with barge unloading operation and truck loading bays, 637 Barge Channel Road.

NEW BUSINESS

#12-098-382 Southview Senior Living – Conditional Use Permits for assisted living facility and to increase the surface parking maximum, and variance of alley access standard for residential property. 464-484 Ashland and 493-497 Holly SE corner at Mackubin Street. (*Kate Reilly*, 651/266-6618)

<u>MOTION</u>: Commissioner Nelson moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.

#12-101-124 Twin City Tees – Enlargement of nonconforming use (limited production and processing) and variance of lot area coverage (35% maximum allowed; approximately 57% requested). 938 6th Street East SW corner at Forest. (*Scott Tempel*, 651/266-6621)

<u>MOTION</u>: Commissioner Nelson moved the Zoning Committee's recommendation to approve the enlargement of nonconforming use and variance subject to additional conditions. The motion carried unanimously on a voice vote.

#12-101-937 REEMO Gas and Convenience Store – Appeal by Raymond and Susan Cantu of a decision by the Zoning Administrator to approve the site plan for the relocation of the gas pumps and gas island at REEMO Gas and Convenience Store. 1200 Rice Street, SE corner at Maryland Avenue. (Corinne Tilley, 651/266-9085)

<u>MOTION</u>: Commissioner Nelson moved the Zoning Committee's recommendation to deny the appeal. The motion carried unanimously on a voice vote.

- VI. <u>Saint Paul's Neighborhood Stabilization Program: Update and Recent Accomplishments</u>, presentation by Joe Musolf, PED. (*Joe Musolf*, 651/266-6594)
- VII. Comprehensive Planning Committee
- VIII. Neighborhood Planning Committee
- IX. Transportation Committee
- X. Communications Committee
- XI. Task Force/Liaison Reports
- XII. Old Business
- XIII. New Business

XIV. Adjournment

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.